

# 3524 Hickory Tree Road

Hickory Tree & Elam Road

Balch Springs, Texas



- Retail Space Available
- Rent- Withheld
- Traffic- Elam Road 21, 206 & I-635 86, 430

For more information,  
Please contact:

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## PROPERTY HIGHLIGHTS

### Availability

- 13,213 SF

### Features

- Located in Balch Springs, 16 miles East of Dallas

#### Tenants In Center



## Traffic Counts

2017	
Elam Road	21,206
I-635	86,430

## Demographics

2017 Summary	1 Mile	3 Mile	5 Mile
Population	12,394	96,594	244,802
Households	3,788	27,672	71,205
Families	2,837	22,032	56,631
Median Disposable Income			\$30,416



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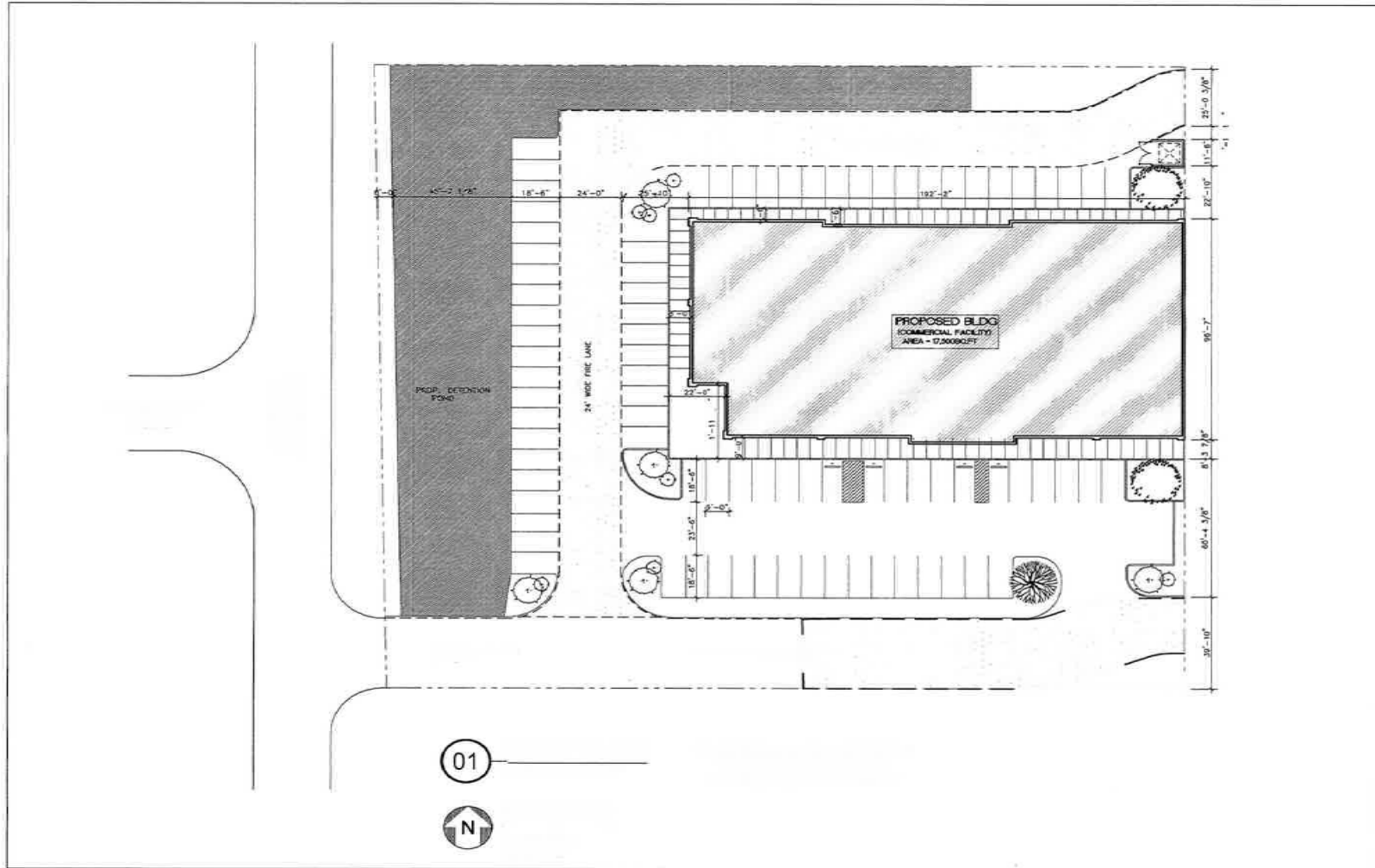
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# SITE PLAN

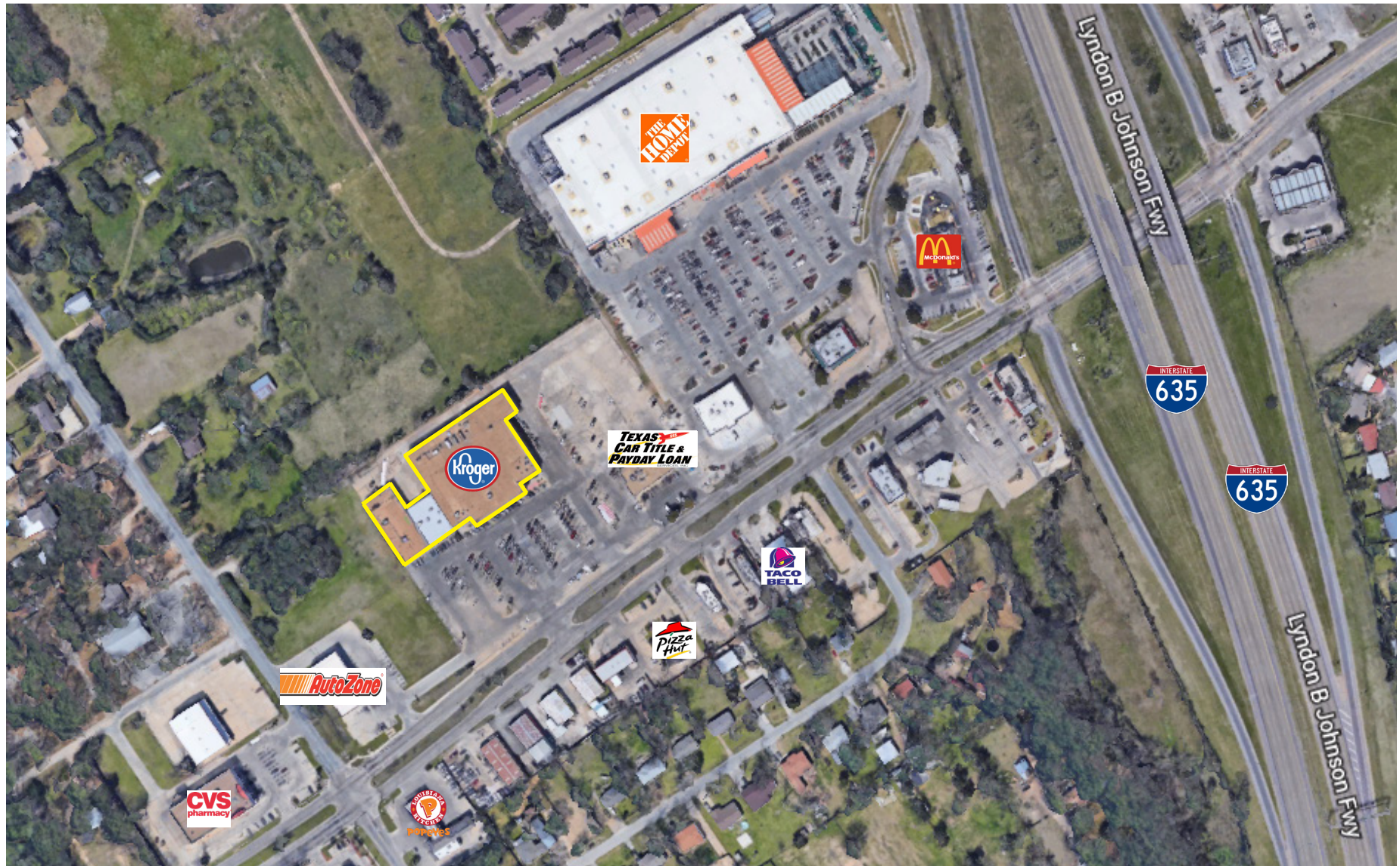


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# AERIAL



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